

APN#:1319-30-724-001  
RPTT: \$5.85 / #34-001-22-A / 20213218  
**After Recording Send Tax Statements to:**  
Holiday Inn Club Vacations Incorporated  
9271 S. John Young Pkwy.  
Orlando, FL 32819

DOUGLAS COUNTY, NV  
RPTT:\$5.85 Rec:\$40.00  
\$45.85 Pgs=5  
11/16/2021 02:19 PM  
VACATION OWNERSHIP TITLE AGENCY  
KAREN ELLISON, RECORDER

**After Recording Return to:**  
Wilson Title Services, LLC  
4045 S. Spencer Street, Suite A62  
Las Vegas, NV 89119

### GRANT, BARGAIN AND SALE DEED

**THIS DEED** is made this 16<sup>th</sup> day of June, 2021, by and between **Arthur P. Wu, widower and Lisa Fukushima Wu, a single woman and Mark Fukushima Wu, a single man, surviving tenants of Michiko F. Wu, deceased**, whose address is c/o The Ridge Tahoe Property Owners' Association, Inc., a Nevada non-profit corporation, whose mailing address is 400 Ridge Club Drive, Stateline, Nevada 89449 ("Grantor"), and **Holiday Inn Club Vacations Incorporated**, a Delaware corporation, whose mailing address is 9271 S. John Young Pkwy., Orlando, Florida 32819 ("Grantee").

### WITNESSETH:

**Grantor**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to it paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, An undivided 1/51<sup>st</sup> interest as tenants in common the real property more particularly described as follows (the "Property"): SEE EXHIBIT 'A' ATTACHED

~~(A) An undivided 1/38<sup>th</sup> interest in and to Lot 34 as shown on Tahoe Village Unit No. 3 – 13<sup>th</sup> Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 001 through 038 (inclusive) as shown on certain Condominium Plan recorded June 22, 1987, as Document No. 156903; and~~

~~(B) Unit 1, as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions, and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of the Ridge Tahoe Phase Six, recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, as each may be amended, supplemented, and amended and restated from time to time (collectively, the "Declarations") and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lot 34 only, for one week each year in the Prime "Season" in accordance with said Declarations.~~

**TOGETHER WITH** all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the Property. All replacements and additions shall also be covered by this Deed. All of the foregoing together with all personal property associated therewith is part of the Property described above.

**SUBJECT TO:** (i) any and all rights, rights of way, reservations, restrictions, agreements, covenants, encumbrances, easements, mineral exceptions and reservations, and all conditions of record; (ii) the Declaration; and (iii) Real Estate Taxes that are currently not due and payable but are a lien against the Property.

**TITLE TO THE PROPERTY** is herein transferred with all tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and revisions, remainder and remainders, rents, issues and profits thereof.

**TO HAVE AND TO HOLD**, the said Property unto the said Grantee, their heirs and successors and assigns forever in fee simple.

**IN WITNESS WHEREOF**, Grantor has executed this Grant, Bargain and Sale Deed on the date set forth above.

**"Grantor"**

✓ Arthur P. Wu  
Signature  
ARTHUR P. WU

✓ Lisa Fukushima Wu  
Signature  
LISA FUKUSHIMA WU

✓ Mark Fukushima Wu  
Signature  
MARK FUKUSHIMA WU

SEE ATTACHED  
ACK or JURAT  
6/11/2021 (81C)

STATE OF ✓ \_\_\_\_\_  
COUNTY OF ✓ \_\_\_\_\_

The foregoing instrument was acknowledged before me this ✓ \_\_\_\_\_ day of  
✓ \_\_\_\_\_ 20✓ \_\_\_\_\_, by ARTHUR P. WU & LISA FUKUSHIMA WU &  
MARK FUKUSHIMA WU, who is personally known to me or presented  
✓ \_\_\_\_\_ as identification.

✓ \_\_\_\_\_  
Notary Public

My Commission Expires: ✓ \_\_\_\_\_

M6740807

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN MATEO

On 6/16/2021 before me, SHALINI KALRA, Notary Public,  
(Here insert name and title of the officer)

personally appeared ARTHUR PING YUNG WU, LISA FUKUSHIMA WU AND MARI FUKUSHIMA WU,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

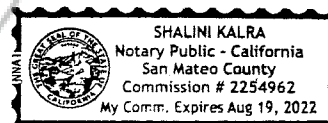
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Shalini Kalra

Signature of Notary Public

(Notary Seal)



## ADDITIONAL OPTIONAL INFORMATION

### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

### DESCRIPTION OF THE ATTACHED DOCUMENT

Grant, Bargain And

(Title or description of attached document)

Sale Deed.

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

(Additional information)

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)  
 Corporate Officer

(Title)

- Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

**EXHIBIT "A"**

**(34)**

**An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/38<sup>th</sup> interest in and to Lot 34 as shown on Tahoe Village Unit No. 3 - 13<sup>th</sup> Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 001 through 038 (inclusive) as shown on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903; and (B) Unit No. 001 as shown and defined on said Condominium Plan; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe recorded August 21, 1984, as Document No. 097150, as amended, by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Nos. 236691, 156904 and 166130, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in the same unit type conveyed, in Lot 34 only, for one week each year in the Prime "Season" as defined in and in accordance with said Declarations.**

**A Portion of APN: 1319-30-724-001**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) A ptn of 1319-30-724-001  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property:
- |  |   |
|--|---|
| a) <input type="checkbox"/> Vacant Land                      | b) <input type="checkbox"/> Single Family Res.    |
| c) <input type="checkbox"/> Condo/Townhouse                  | d) <input type="checkbox"/> 2-4 Plex              |
| e) <input type="checkbox"/> Apartment Bldg.                  | f) <input type="checkbox"/> Commercial/Industrial |
| g) <input type="checkbox"/> Agricultural                     | h) <input type="checkbox"/> Mobile Home           |
| i) <input checked="" type="checkbox"/> Other Timeshare _____ |   |

3. a. Total Value/Sales Price of Property	_____	\$1,084.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	_____	( )
c. Transfer Tax Value	_____	\$1,084.00
d. REAL PROPERTY TRANSFER TAX DUE:	_____	\$5.85

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest Percentage being transferred: \_\_\_\_\_ %  
 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110 that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.  
**Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.**

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantor  
 Arthur P. Wu, Lisa Fukushima Wu, and Mark Fukushima Wu  
 Signature *Paul M. Moss - Agent* Capacity: \_\_\_\_\_ Grantee  
 HOLIDAY INN CLUB VACATIONS  
 INCORPORATED, a Delaware corporation

**SELLER (GRANTOR) INFORMATION**  
 Print Name: Arthur P. Wu  
 Address: 121 Ketch Ct.,  
 City/State/Zip: Foster City, CA 94404

**BUYER (GRANTEE) INFORMATION**  
 Print Name: HOLIDAY INN CLUB VACATIONS INCORPORATED  
 Address: 9271 S. John Young Pkwy  
 City/State/Zip: Orlando, FL 32819

**COMPANY/PERSON REQUESTING RECORDING** (required if not the Seller or Buyer)  
 Company \_\_\_\_\_ Escrow No.: 20213218  
 Name: Vacation Ownership Title Agency, Inc.  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip: 89706